

KH Mint Hill LP
D.B. 30741, PG. 708
PIN: 111-221-10
Lot 2
M.B. 59, PG. 185
Zoned: MX-1(NNOV)
TAX ID# 11122110
USE: COMMERCIAL

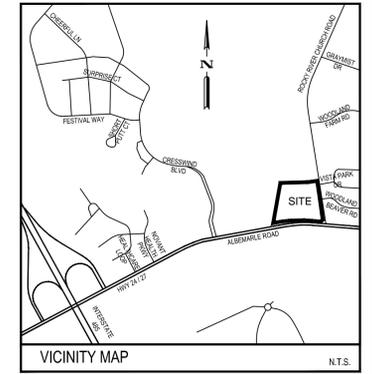
KH Mint Hill LP
D.B. 30741, PG. 690
PIN: 111-221-04
Lot 2
M.B. 59, PG. 183
Zoned: MX-1(NNOV)
TAX ID# 11122104
USE: COMMERCIAL

HAWTHORNE AT THE GREENE
Zoned: R-17 MF (CD)
TAX ID# 11123331
USE: APARTMENTS

Beaver Farms Owners Association, Inc.
D.B. 30741, PG. 690
PIN: 111-233-37
Zoned: B-1 (CD)
TAX ID# 11123337
USE: VACANT

Woodlands Beaver Farms, LLC
L1 M55-784
PIN: 111-233-32
Zoned: B-1 (CD)
TAX ID# 11123332
USE: VACANT

Woodlands Beaver Farms, LLC
L2 M55-784
PIN: 111-233-33
Zoned: B-1 (CD)
TAX ID# 11123333
USE: VACANT



REZONING SUMMARY

PETITIONER: ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751
C/O AMY MCCOOK

TAX PARCEL(S) ID: 11122103 & 11122105

PROPERTY OWNER(S): PARCEL 11122103
MARY L. RHODES
13849 BEATTIES FORD RD
HUNTERVILLE NC 28078
PARCEL 11122105
SQUARE A LAND HOLDINGS, LLC
11525 ROCKY RIVER CHURCH ROAD
CHARLOTTE NC 28215

ACREAGE: 11.24 ACRES

EXISTING ZONE: PARCEL 11122103: NS ZONE
PARCEL 11122105: R-3 ZONE

PROPOSED ZONING: NS (SPA), NS WITH 5 YEARS VESTED RIGHTS

EXISTING USES: PARCEL 11122103: VACANT LAND
PARCEL 11122105: AN EXISTING INDUSTRIAL BUILDING

PROPOSED USES: USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT. UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA.

MAX. BUILDING HEIGHT: BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM ALLOWED BY THE ORDINANCE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING REQUIRED: AS DEFINED BY THE ORDINANCE

STORMWATER: PROPOSED STORMWATER BMP(S)

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: WITHIN THE NS ZONING DISTRICT UP TO: (I) 290,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, GENERAL AND MEDICAL OFFICE USES, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES, A CONTINUING CARE RETIREMENT COMMUNITY (CCRC).

*SEE SHEET RZ-3 FOR REZONING DEVELOPMENT STANDARDS

REV	DATE	DESCRIPTION

DESIGNED BY: DMH
DRAWN BY: DMH
REVIEWED BY: ECH

BCE
1111 METROPOLITAN AVENUE, SUITE 250
CHARLOTTE, NC 28204
www.bceinc.com © 2020

ALBEMARLE PROPERTY INVESTORS, LLC
630 S MAITLAND AVE, SUITE 100
MAITLAND, FL 32751

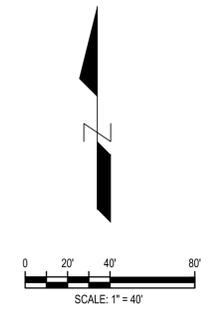
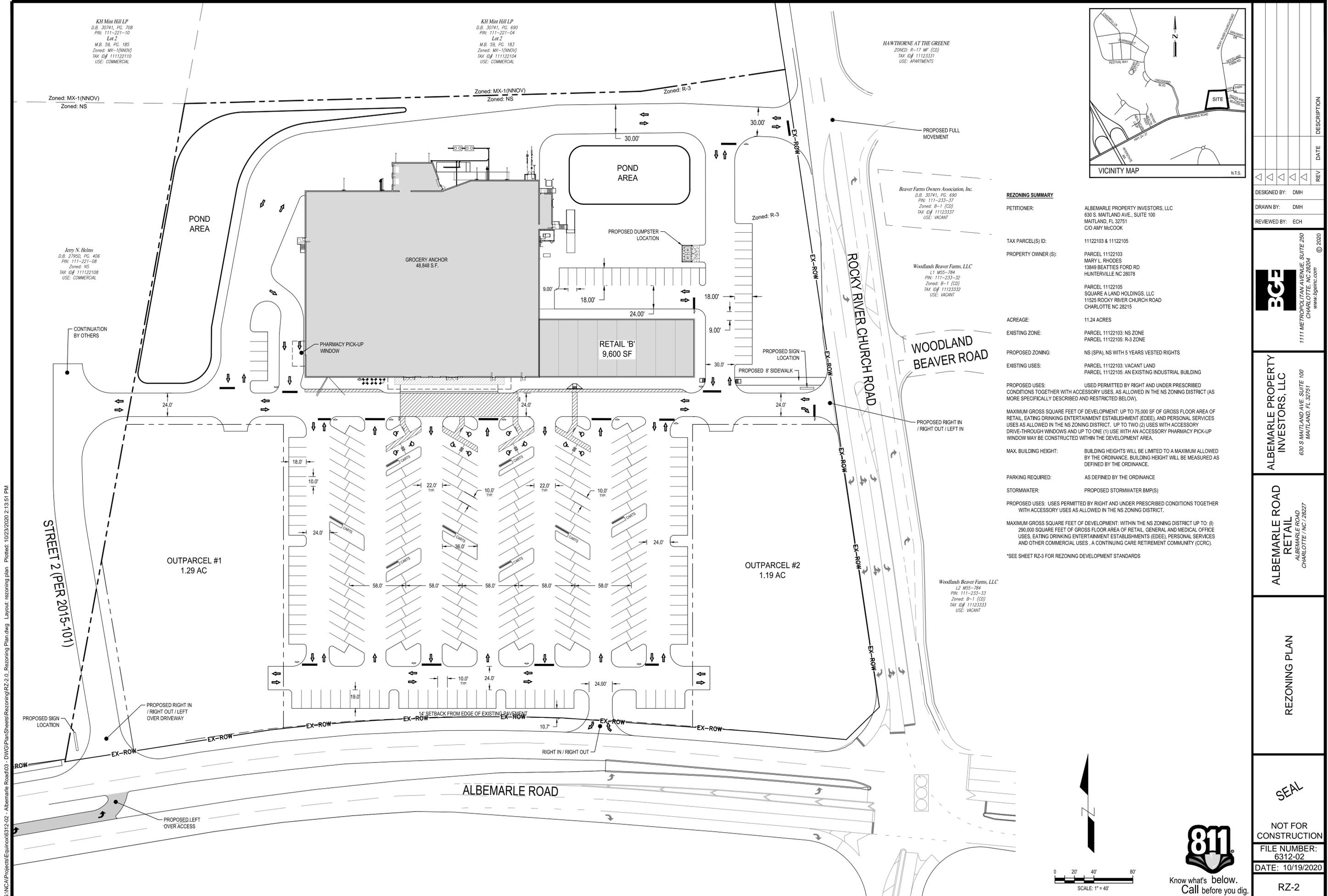
ALBEMARLE ROAD RETAIL
ALBEMARLE ROAD
CHARLOTTE, NC / 28227

REZONING PLAN

SEAL

NOT FOR CONSTRUCTION
FILE NUMBER: 6312-02
DATE: 10/19/2020
RZ-2

G:\NCA\Projects\Equinox\6312-02 - Albemarle Road\03 - DWG\PlanSheets\Rezoning\RZ-2.0 - Rezoning Plan.dwg Layout: rezoning plan Plotted: 10/23/2020 2:13:51 PM



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I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EQUINOX DEVELOPMENT PROPERTIES, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A GROCERY ANCHORED RETAIL CENTER ON THAT APPROXIMATELY 11.24-ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TWO TAX PARCELS, PARCEL ID NUMBERS 11122103 AND 11122105.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT. UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDED), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT. UP TO TWO (2) USES WITH ACCESSORY DRIVE-THROUGH WINDOWS AND UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW MAY BE CONSTRUCTED WITHIN THE DEVELOPMENT AREA. AS ALLOCATED IN THE COUNCIL APPROVED REZONING PETITION 2015-101, THE REMAINING PORTION OF DEVELOPMENT AREA B AS OUTLINED IN THAT PETITION WILL UTILIZE THE REMAINING ENTITLED ALLOWABLE GROSS FLOOR AREAS THAT ARE ABOVE THE REQUESTED USES OUTLINED IN THIS PETITION. THIS REMAINING AREA WILL ALSO MAINTAIN UP TO TWO (2) DRIVE THROUGH WINDOWS AS ALLOCATED IN THAT PETITION.

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- AS DEPICTED ON THE REZONING PLAN AT THE INTERSECTION OF ALBEMARLE ROAD AND THE SITE DRIVE INTERSECTION, THE PROJECT WILL BE REQUIRED TO CONSTRUCT THE FOLLOWING:
 - AN EXCLUSIVE LEFT TURN LANE ON THE EASTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 200 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED
 - AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 100 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.
 - A TWO-LANE CROSS SECTION CONSISTING OF AN INGRESS LANE AND EGRESS LANE SHOULD BE PROVIDED FOR THE DEVELOPMENT ACCESS.
- AS DEPICTED ON THE REZONING PLAN, THE EAST-WEST SITE ACCESS DRIVE CONNECTING STREET 2 TO ROCKY RIVER CHURCH ROAD WILL BE A PRIVATE ACCESS DRIVE.
- PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY DEDICATED SHALL BE 2' BEHIND SIDEWALK WHERE FEASIBLE.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

IV. ARCHITECTURAL STANDARDS

- ARCHITECTURAL STANDARDS SHALL COMPLY WITH THE PRIOR COMMITTED REQUIREMENTS AS SHOWN ON THE COUNCIL APPROVED REZONING PETITION 2015-101.

V. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VI. STREETScape AND LANDSCAPING

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE LANDSCAPE ORDINANCE.

VII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

REV	DATE	DESCRIPTION
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◀		

DESIGNED BY: DMH

DRAWN BY: DMH

REVIEWED BY: ECH



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630 S MAITLAND AVE, SUITE 100
MAITLAND, FL 32751

ALBEMARLE ROAD RETAIL
ALBEMARLE ROAD
CHARLOTTE, NC 7/28/27

TECHNICAL DATA SHEET

SEAL

NOT FOR CONSTRUCTION

FILE NUMBER:
6312-02

DATE: 10/19/2020

RZ-3



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